



August 16, 2016

City of Issaquah
Development Services
Christopher Wright, Project Oversight Manager
1775 12th Ave NW
P.O. Box 98027
Issaquah, WA 98027

VIA ELECTRONIC SUBMITTAL

**RE: Pre-application Conference Request
Mine Hill Creek Neighborhood Plat – 345/375 Mine Hill Road SW**

Dear Christopher:

We are pleased to present this request for a pre-application conference to discuss a proposal to subdivide approximately 4.90 acres into twenty (20) single-family lots. The two existing homes will remain, with a net addition of eighteen new single-family detached and single-family attached homes.

The following documents are included with this request:

- Project Narrative (below)
- Application Summary (below)
- Conceptual site plan
- Conceptual site layouts discussed at previous feasibility meetings
- Conceptual grading plan & profile for access road
- Mine Hazard Study dated July 7, 2015
- Geotechnical Report dated June 8, 2016
- Legal Descriptions
- Vicinity Map
- Aerial Photos

We look forward to working with you to design a successful project that responds to the code requirements and City's design guidelines. If you have any questions, please feel free to contact me at (206) 227-0020 or by email at ken@boardwalkseattle.com.

Best regards,

A handwritten signature in black ink, appearing to read "Ken Lyons", is written over a horizontal line.

Ken Lyons

cc: File

Application Summary

Project Name:	Mine Hill Creek Neighborhood Plat
Applicant:	Ken Lyons, Consultant Boardwalk Real Estate, LLC
Applicant Contact:	17533 47 th Ave NE Lake Forest Park, WA 98155 (206) 227-0020 mobile (425) 483-1070 fax ken@boardwalkseattle.com
Owner Contact Information:	Colleen Petersen 345 Mine Hill Rd SW Issaquah, WA 98027 Don & Nancy McFeron 7050 34 th Ave NE Seattle, WA 98115
Project Description:	Subdivide 4.90 acres into 20 single-family lots – the two existing homes will remain.
Project Address:	345 Mine Hill Rd SW 375 Mine Hill Rd SW Issaquah, WA 98027
Parcel Numbers:	332406-9039 332406-9036
Total Site Area:	213,642 square feet (4.90 acres)
Legal Description:	See Attached
Comprehensive Plan Designation	Low Density Residential
Zoning Designation	SF-S (Single Family – Suburban) 4.5 du/acre
City of Issaquah Process	Preliminary Plat SEPA Determination Site Development Permit Final Plat

***Mine Hill Creek Neighborhood Plat – Project Narrative
Pre-application Meeting Request
August 17, 2016***

PROJECT SUMMARY:

The proposal is to subdivide approximately 4.90 acres into twenty (20) single-family lots. The property is located on Mine Hill Road SW south of the Wildwood Blvd intersection, near downtown Issaquah. There are currently two parcels (332406-9039 and 332406-9036), each developed with a single-family home. The property slopes down moderately from east to west, and is bisected by a Class 2 non-salmonid stream (Mine Hill Creek) and a Category II wetland directly adjacent to it.

The two existing homes, which are located on the east side of the property fronting Mine Hill Road SW, will remain on new lots as part of the subdivision. The eighteen new lots proposed would be located on the west side of the property, separated from the existing homes by the stream and buffer area. There is an existing abandoned house on the west side of the property that will be removed.

The two existing homes will retain access off of Mine Hill Road SW. Access to the eighteen new lots (on the opposite side of the stream) will come off Clark Street to the north, through previously unimproved public right-of-way. The internal road planned is configured with “T” intersection, and provides connection for any future development that may occur to the south of the project.

The proposed plat envisions a mix of single-family housing configurations, including both single-family detached and single-family attached designs, pursuant to the “Cluster Housing Standards” in IMC 18.07.420. This is appropriate and consistent with the surrounding neighborhood:

- The properties abutting the project to the north include multifamily uses (apartments, condominiums).
- The properties to the south, west, and east are all zoned for single-family homes.
- By placing the new development on the west side of the property and accessing it from Clark Street, the historic, rural character of Mine Hill Road SW abutting the east side of the property will not be disrupted.

The property has excellent access to existing utilities, with water, sewer and stormwater connections available on both side of the property. This proposal includes a stormwater detention/wet vault to meet drainage requirements.

PROJECT HISTORY:

Over the past year, we have had four feasibility meetings with City staff and follow-up correspondence regarding various development concepts to address challenges with the site. Attached to this narrative are layouts, in chronological order, that were presented to City staff.

Each meeting was helpful to help us refine the proposal that is included with this pre-application request. Below is a list of some of the topics that were discussed and the resulting direction that was incorporated into this proposal. Please note that this is not a comprehensive list.

- Access:
 - Our original layouts proposed expanding the existing driveway at the north end of 345 Mine Hill Rd SW into a public road that would access the western portion of the site. This access point is very close to the Mine Hill/Wildwood intersection. It was determined that this access point could not be used for site distance reasons. Even a rebuild of the intersection would not have provided adequate improvement to the site distance to allow this access point to be used.
 - We explored moving the access point to a location between the two existing homes abutting Mine Hill Rd SW. However, this option would have required installing a bridge across the stream, which would involve excessive grading, tall retaining walls, and disturbance to the critical area. Further, this access point still would have required a road standards variance for site distance from the Wildwood intersection.
 - Finally, we explored improving the existing right-of-way connecting the northwest corner of the project to Clark Street to the north, and found that it was a viable solution. While the ROW is only 40' wide, it abuts an approximately 20' wide strip owned by the City of Issaquah that is intended to be used for road purposes. We understand from our feasibility meetings that this is the City's preferred access alternative for this site.
 - Instead of improving the existing ROW along the west border of the property line, it was confirmed that the access to properties to the south should connect to the internal road configuration proposed in this project. Most of this portion of unimproved ROW includes steep slopes and nonconforming encroachments from neighbors to the west. Further, there is limited development potential to adjacent properties due to the alignment of the existing stream.
- Layout:
 - We have explored a variety of configurations for this project, including a conventional single-family detached home concept, a few varieties of single-family attached concepts, and a "traditional neighborhood design" (TND) smaller house concept.
 - The fixed location of the access road off of Clark Street and topographic challenges with the site limit the available road layouts that are feasible for this project. In particular, the TND design was not feasible given the excessive grading that would be required. As discussed in our latest meeting with the City staff, the "T" road design will allow for a layout that best responds to the natural topography of the site.
 - The current proposal blends a few of the concepts previously discussed with City staff – a mix of single family attached and detached homes. The attached concept envisions multiple structures of two homes each sharing a common wall. This allows each home to have more access to natural light and desirable living spaces than three or four-unit structures. Having a mix of housing styles also minimizes grading, allows for additional open space, and maximizes the density allowed for the project.

- Critical Areas:
 - Mine Hazard Areas: The property is within a designated Mine Hazard area, given previous mapping of coal mining in the area. Icicle Creek Engineers completed a Coal Mine Hazard study of the property and concluded that the entire property should be declassified.
 - Wetland/Stream Assessment: The property is bisected by Mine Hill Creek, a Class 2 Stream, and a related Category II wetland. A complete report from Aquatica Environmental Consulting will be submitted with the application.
 - Steep Slopes: There are some steep slopes near the stream channel. Icicle Creek has completed a geotechnical study of the developable areas of the property that will be submitted with the preliminary plat application.
 - Accessing the project off of Clark Street and having a space-efficient mixed single-family development concept will largely avoid the critical areas on the site. Some buffer reduction/averaging will be necessary to maintain the two existing houses accessed off of Mine Hill Rd SW, as improvements are located within the stream buffer. Some buffer averaging/reduction may also be needed to accommodate the final plat design and encroachment of utilities connections.

- Miscellaneous:
 - The original proposal was over five acres, which would have triggered a Development Agreement. A small portion of the 345 Mine Hill Rd SW property has been segregated into a separate lot because it is isolated from the rest of the property by a public road. Accordingly, the final property size is approximately 4.90 acres. The lot density, accounting for the remaining development area and partial credit for the critical areas, remains at twenty lots.
 - We understand from the City's Fire reviewer that a turnaround cul-de-sac is not required at the southern end of the "T" road layout that has been proposed. Areas near the intersection of the "T", however, may require that street parking be limited to ensure safe turnaround clearance for fire trucks.
 - We discussed the City's tree retention standards at length in a few of the meetings, and retained an arborist to complete a tree survey of the site. The final report is still pending, but we are likely going to need flexibility to the 30% retention requirement, as allowed by IMC 18.12.1385. The challenge is that a significant portion of the trees outside the critical area are not viable, and most of the remaining healthy tree groupings are impacted by the alignment of the road, which is fixed, more or less, because of the constraints mentioned above. There are some opportunities to save existing trees east of the proposed vault (along the property line) and on east side of the property near the existing houses.
 - Some flexibility to the road width and alignment may yield significant reductions in grading activity and need for retaining walls. We discussed the possibility of shifting the alignment of the new road within the public ROW to the east as it approaches the NW corner of the project, and shifting the internal east/west access road to the south.

REQUESTED DEVELOPMENT ADJUSTMENTS:

Below is a general list of adjustments that we request the City consider to accommodate the proposed development:

- Adjustment to dimensional requirements to allow for cluster housing, including a mix of single family attached and detached homes, pursuant to IMC 18.07.420.
- Adjustment to tree retention requirements, pursuant to IMC 18.12.1385, considering the alignment constraints for the internal access roads, the overall preservation of critical area/buffers, and the risk assessment of existing trees.
- Stream, wetland, and steep slope buffer averaging and/or reduction, pursuant to IMC 18.10, to accommodate the proposed development and retain existing homes accessed from Mine Hill Rd SW.
- Road alignment, width, and design modifications, as discussed in various feasibility meetings, to reduce excessive grading and promote a better streetscape and neighborhood scale for the project.

We appreciate the City's consideration of this proposal and look forward to receiving your feedback.

LAND USE PERMIT APPLICATION



CITY OF
ISSAQUAH
DEVELOPMENT SERVICES

1775 - 12th Ave. NW | P.O. Box 1307
Issaquah, WA 98027
425-837-3100
issaquahwa.gov

This Section For Staff Use Only

Permit Number: _____
Staff Contact: _____

Date Received: _____

Type of Application: Pre-Application

PROJECT INFORMATION

Name of Project (if applicable): Mine Hill Creek Preliminary Plat

Project Site Address: 345 & 375 Mine Hill Road SW, Issaquah, WA 98027

Parcel Number: 332406-9039, 332406-9036

OWNER

Name: Colleen Petersen / Don & Nancy McFeron

Address: 345 Mine Hill Rd SW / 375 Mine Hill Rd SW, Issaquah, WA 98027

Phone: (206) 930-3645 Email: scoutbuildinginspection@q.com

APPLICANT

Name: Ken Lyons - Boardwalk Real Estate LLC

Address: 17533 47th Ave NE, Lake Forest Park, WA 98155

Phone: (206) 227-0020 Email: ken@boardwalkseattle.com

CONTACT

Name: Ken Lyons - Boardwalk Real Estate LLC

Address: 17533 47th Ave NE, Lake Forest Park, WA 98155

Phone: (206) 227-0020 Email: ken@boardwalkseattle.com

PROPOSED PROJECT DESCRIPTION

Please provide a brief description of the project. (Use an additional sheet of paper, if necessary.)

Subdivide 4.90 acres (213,642 square feet) into twenty (20) single-family lots.

I certify (or declare) under penalty of perjury under the laws of the State of Washington that all application information, including plans and reports, are true and complete to the best of my knowledge. I understand the lead agency is relying on them to make its decision.

Signature: 

Date: 8/17/14

PROJECT SITE INFORMATION

Legal Description: (Use an additional sheet of paper, if necessary.)

See attached Exhibit A

Zoning Designation: SF-S Single Family-Suburban

Land Use Designation: Low Density Residential

Subarea Designation: Squak Mountain

Shoreline Designation, if applicable: _____

Existing Land Use: Single Family residential

Adjacent Land Uses North: Multifamily residential (MF-H)

South: Single Family residential (SF-S)

East: Single Family residential (SF- SL)

West: Single Family residential (SF-S)

Area in square feet: 213,642

Does the site contain any of the following environmentally critical areas? Check all that apply.

☐ Flood Hazard Area

☐ Landslide Hazard Area

☒ Streams

☒ Wetlands

☐ Steep Slope Hazard Area

☒ Coal Mine Hazard Area

PROPOSED DEVELOPMENT STATISTICS

Proposed Land Use: Single Family Detached & Attached Homes

Density (multifamily only): N/A

Impervious Surface Ratio: _____

Pervious/Landscaping/Open Space Provided (in square feet): _____

Maximum Proposed Building or Structure Height: _____

Total Proposed Building Square Footage (Gross Area): _____

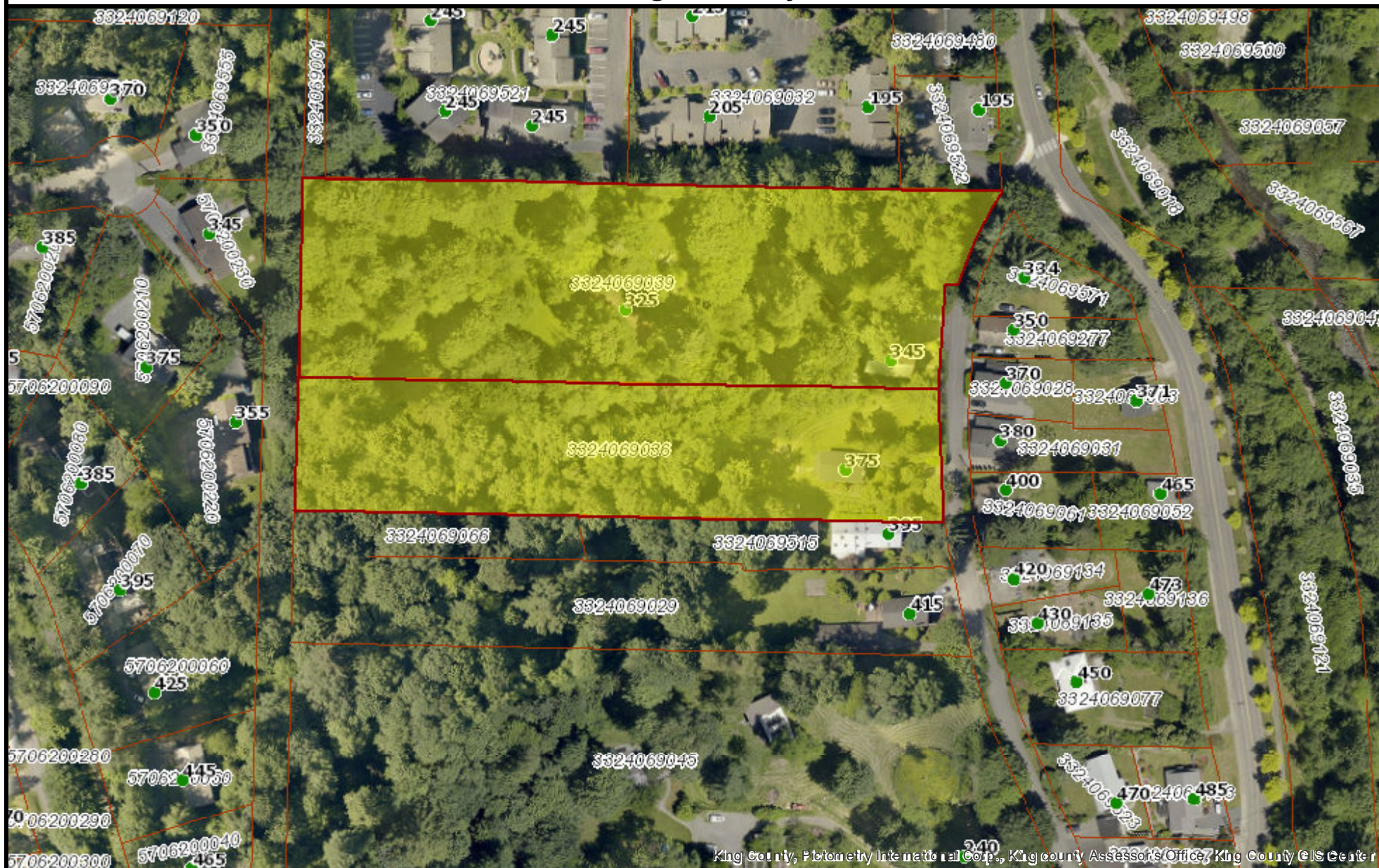
Proposed Setbacks Front: _____

Rear: _____

Side: _____

Parking Spaces Provided: _____

King County



King County, Photometry International Corp., King County Assessor's Office, King County GIS Center

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

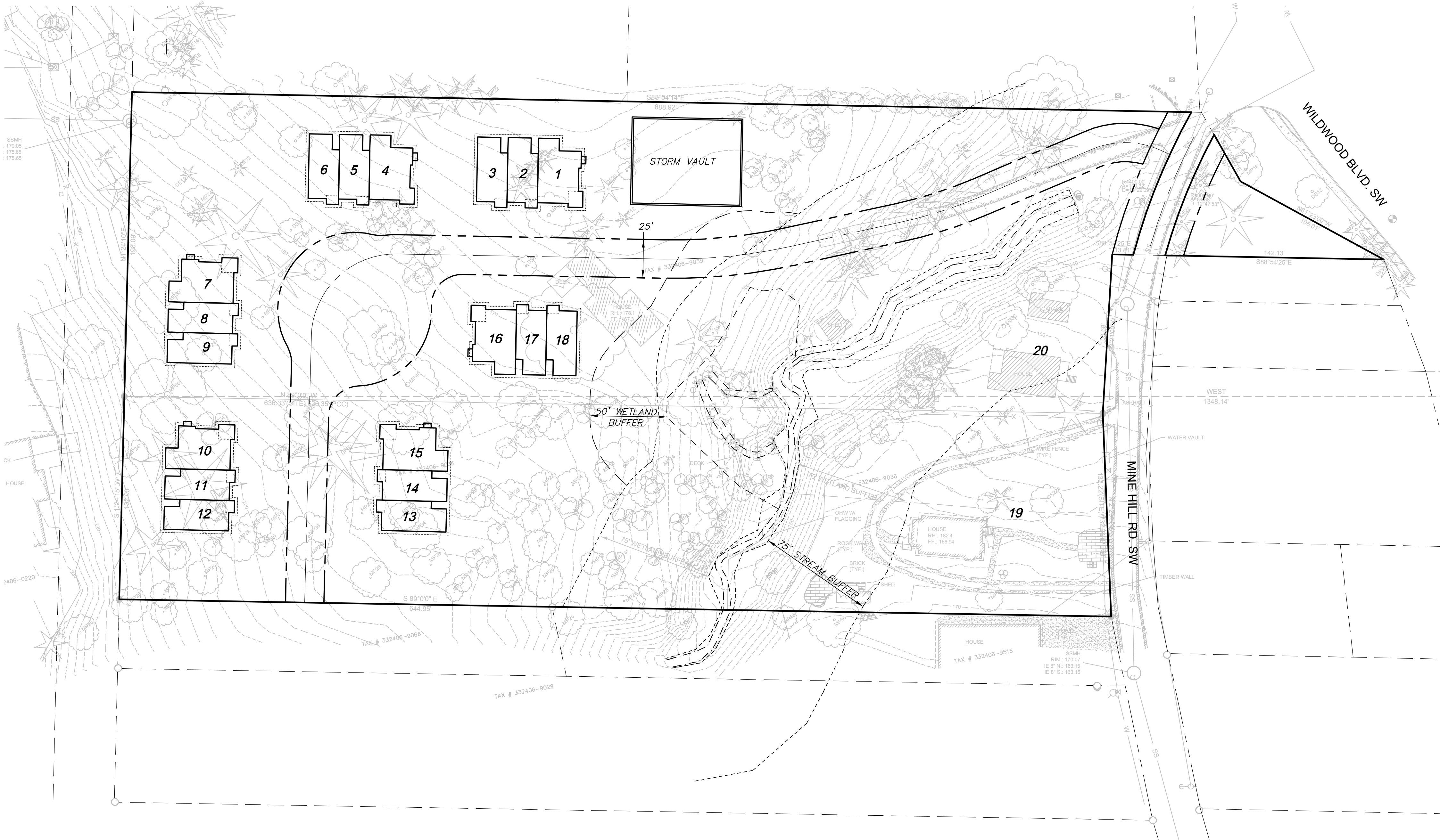
Date: 8/13/2016

Feasibility Meeting #1

May 12, 2015

Conceptual Layouts

MINE HILL ROAD FEASIBILITY



DISCLAIMER

IMPORTANT ADVISORY PERTAINING TO THE INFORMATION CONTAINED HEREIN:

LAYOUT IS FOR ILLUSTRATION PURPOSES ONLY. IT MUST NOT BE RELIED UPON TO BUY, SELL, OR MARKET PROPERTY. THIS ILLUSTRATION IS INTENDED TO DEMONSTRATE SITE'S POTENTIAL LOT YIELD BASED ON ASSUMPTIONS WHICH HAVE NOT BEEN CONFIRMED BY DRS OR ANY JURISDICTIONAL AUTHORITY.

PROJECT NOTES

- ALL SITE INFORMATION OBTAINED FROM CLIENT, BY OTHERS.
- SITE ADDRESS: 345 AND 375 MINE HILL ROAD SW, WA
- TAX PARCEL NO: 332406-9039 & 9036
- SITE AREA: 5.01 ACRES
- ZONING: SF-S, 4.5 DU (SEE DENSITY CALCULATION BELOW)
- MIN LOT WIDTH: NONE, CLUSTERING
- MIN LOT SIZE: NONE, CLUSTERING
- WATER AND SEWER: MINE HILL ROAD SW
- STORM DRAINAGE TRACT IS SCHEMATIC ONLY, NO PRELIM ASSESSMENTS HAVE BEEN DONE.
- PROPOSED INTERSECTION SPACING DOES NOT MEET STANDARDS; APPROVAL REQUIRED.
- PROPOSED CENTERLINE RADII DOES NOT MEET 410-FT STANDARD; APPROVAL REQUIRED.

BUILDING SETBACK NOTES

FRONT YARD: 20'
SIDE YARD: 5' (PROPOSED)
STREET SIDE YARD: 10' (PROPOSED)
REAR: 10'

CLUSTERING NOTES

IMC 18.07.360:

CLUSTER PROVISION

Cluster Housing Standards apply to all zoning districts except TP-NRCA, C-Rec and CF 11	Density equal to underlying zone	No minimum for lots contained within the cluster; however, a minimum of 2 acres is required for a cluster development	Setbacks at exterior site boundaries, where the zoning is different than the abutting zoning, shall be the greater of the setback required by the site's zoning or the setback required by the adjacent zoning. There are no minimum interior setbacks, except those established by other requirements, such as building code, easements and critical areas.	Impervious and pervious surface are equal to underlying zone for the gross site, prior to subdivision or other actions. There are no minimum requirements for pervious and impervious ratios on individual lots within the cluster development.	Building height equal to underlying zone	No minimum
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18.07.420 CLUSTER HOUSING STANDARDS

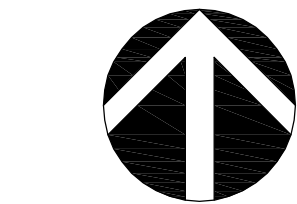
A CLUSTER DEVELOPMENT MAY INCLUDE, BUT IS NOT LIMITED TO, ZERO LOT LINE UNITS, MANUFACTURED HOMES, DUPLEX, TRIPLEX AND FOURPLEX UNITS.

IMC 18.10.450 DENSITY CALCULATION IN CRITICAL AREAS

MAX. DENSITY = (ACRES IN CRITICAL AREA AND CRITICAL AREA BUFFER) x (DU/ACRE) x (DENSITY CREDIT) + (DU ALLOWED ON REMAINING ACREAGE OF SITE)

TOTAL SITE AREA = 218,263 S.F. (5.01 ACRES)
CRITICAL AREA/BUFFER AREA = 76,965 S.F. (1.77 ACRES)
DENSITY CREDIT = 70%
AREA OUTSIDE OF CRITICAL AREA/BUFFER AREA = 141,298 S.F. (3.244 ACRES)
DU PER ACRE = 4.5

MAX. DENSITY = (1.77 x 4.5 x 70%) + (3.244 x 4.5) = 20 DU

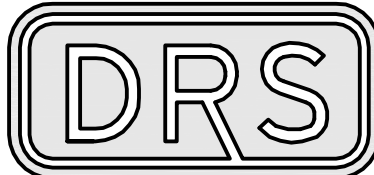


NORTH

GRAPHIC SCALE

0 20 40 80

1 INCH = 40 FT.



D.R. STRONG
CONSULTING ENGINEERS

ENGINEERS PLANNERS SURVEYORS
10604 NE 38th PL, #101 KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

www.drstrong.com

MINE HILL ROAD FEASIBILITY

ZERO LOT LINE
PRELIMINARY SUBDIVISION LAYOUT
PARCEL NO. 332406-9039 & 9036

BOARDWALK REAL ESTATE

17533 47TH AVE NE
SEATTLE, WA 98155
(206) 227-0020

APR

REVISION

DATE

DRAFTED BY: MAJ
DESIGNED BY: MAJ
PROJECT ENGINEER: MAJ
DATE: 04.17.15
PROJECT NO.: 14118

DRAWING: SP2
SHEET: 2 OF 2

MINE HILL ROAD FEASIBILITY



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CLUSTERING NOTES

IMC 18.07.360:

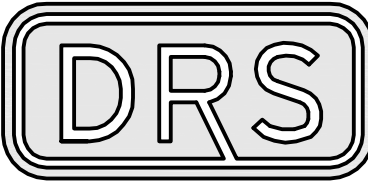
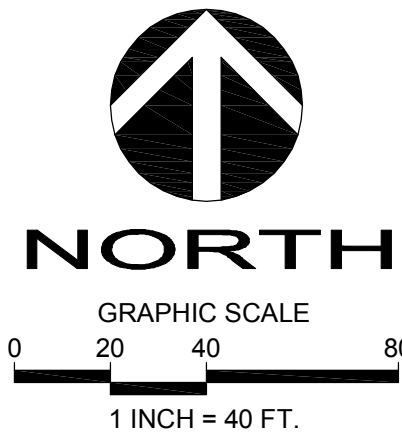
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					No minimum

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MINE HILL ROAD FEASIBILITY

DETACHED SINGLE-FAMILY
PRELIMINARY SUBDIVISION LAYOUT
PARCEL NO. 332406-9039 & 9036

BOARDWALK REAL ESTATE

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DATE

DRAFTED BY: MAJ
DESIGNED BY: MAJ
PROJECT ENGINEER: MAJ
DATE: 04.17.15
PROJECT NO.: 14118

DRAWING: SP1
SHEET: 1 OF 2

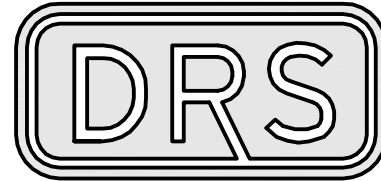
Feasibility Meeting #2

July 22, 2015

Conceptual Layouts

NE 1/4 SECTION 33, TOWNSHIP 24 N, RANGE 6 E, W.M.

MINE HILL ROAD



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MINE HILL ROAD

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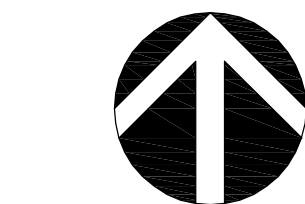
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REVISION

DATE

DRAFTED BY: MAJ
DESIGNED BY: MAJ
PROJECT ENGINEER: MAJ
DATE: 07.16.15
PROJECT NO.: 14118

DRAWING: SP1
SHEET: 1 OF 1



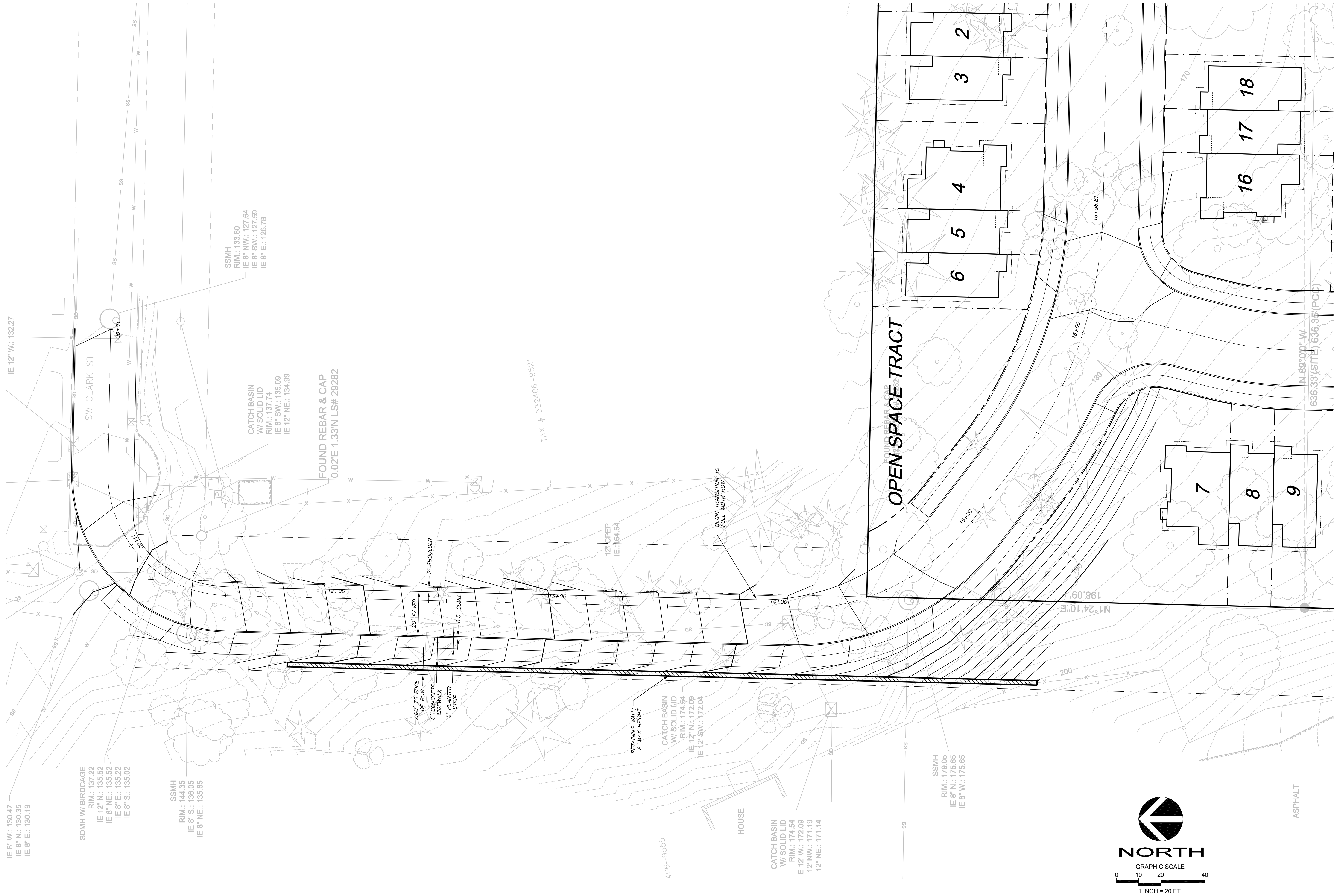
NORTH

GRAPHIC SCALE

0 20 40 80

1 INCH = 40 FT.

MINE HILL ROAD FEASIBILITY



DRS

D.R. STRONG
CONSULTING ENGINEERS

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MINE HILL ROAD FEASIBILITY

DETACHED SINGLE-FAMILY
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BOARDWALK REAL ESTATE

17533 47TH AVE NE
SEATTLE, WA 98155
(206) 227-0020

DATE

REVISION

APR

DRAFTED BY: MAJ

DESIGNED BY: MAJ

PROJECT ENGINEER: MAJ

DATE: 07.06.15

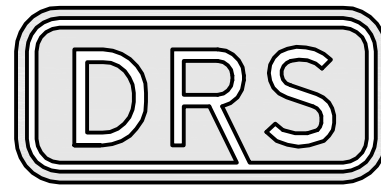
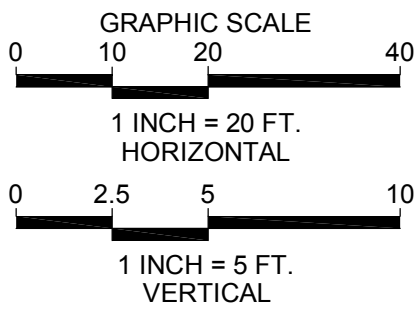
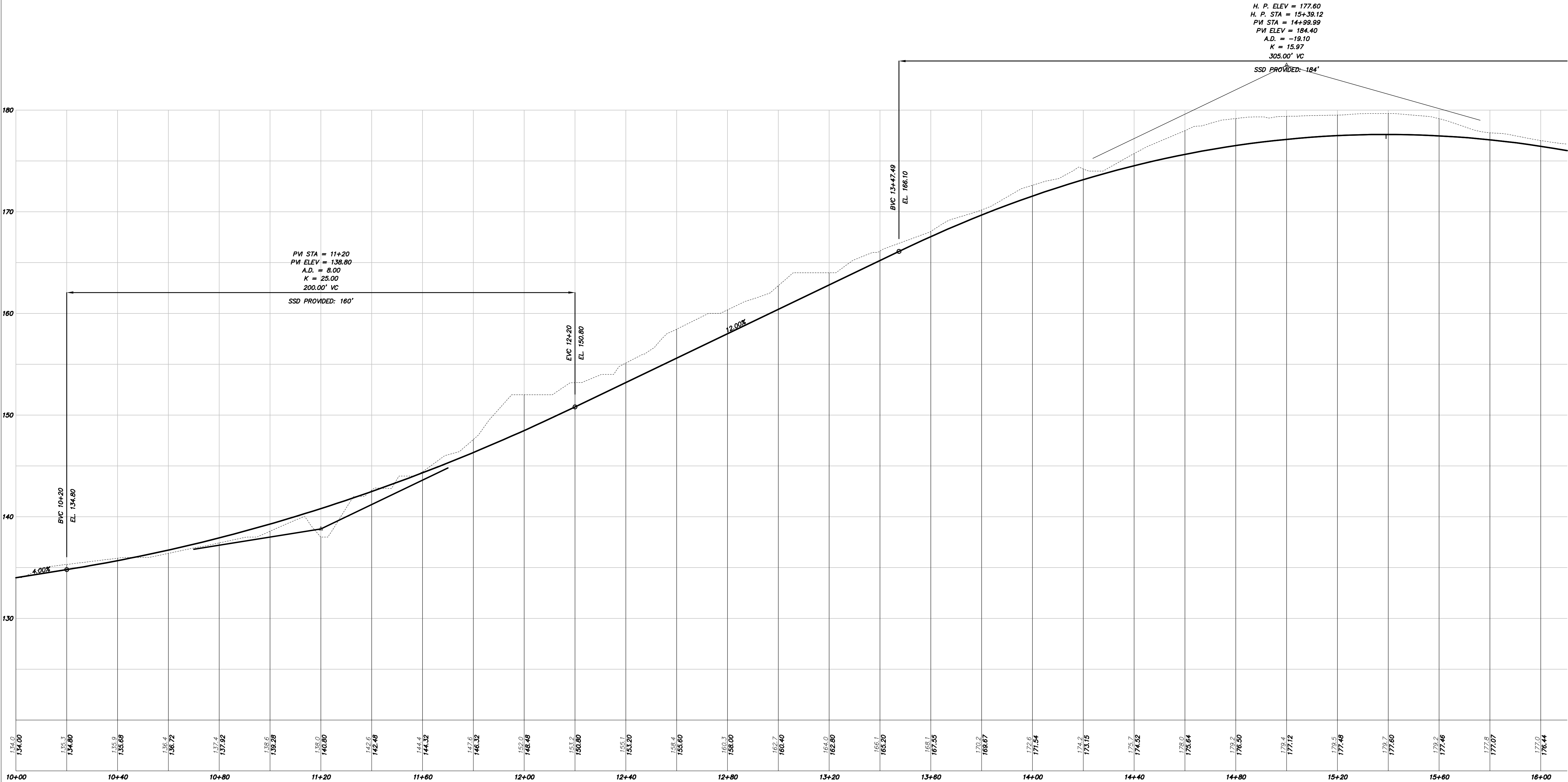
PROJECT NO.: 14118

DRAWING: SP1

SHEET: 1 OF 1

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MINE HILL ROAD FEASIBILITY



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MINE HILL ROAD FEASIBILITY

ZERO LOT LINE
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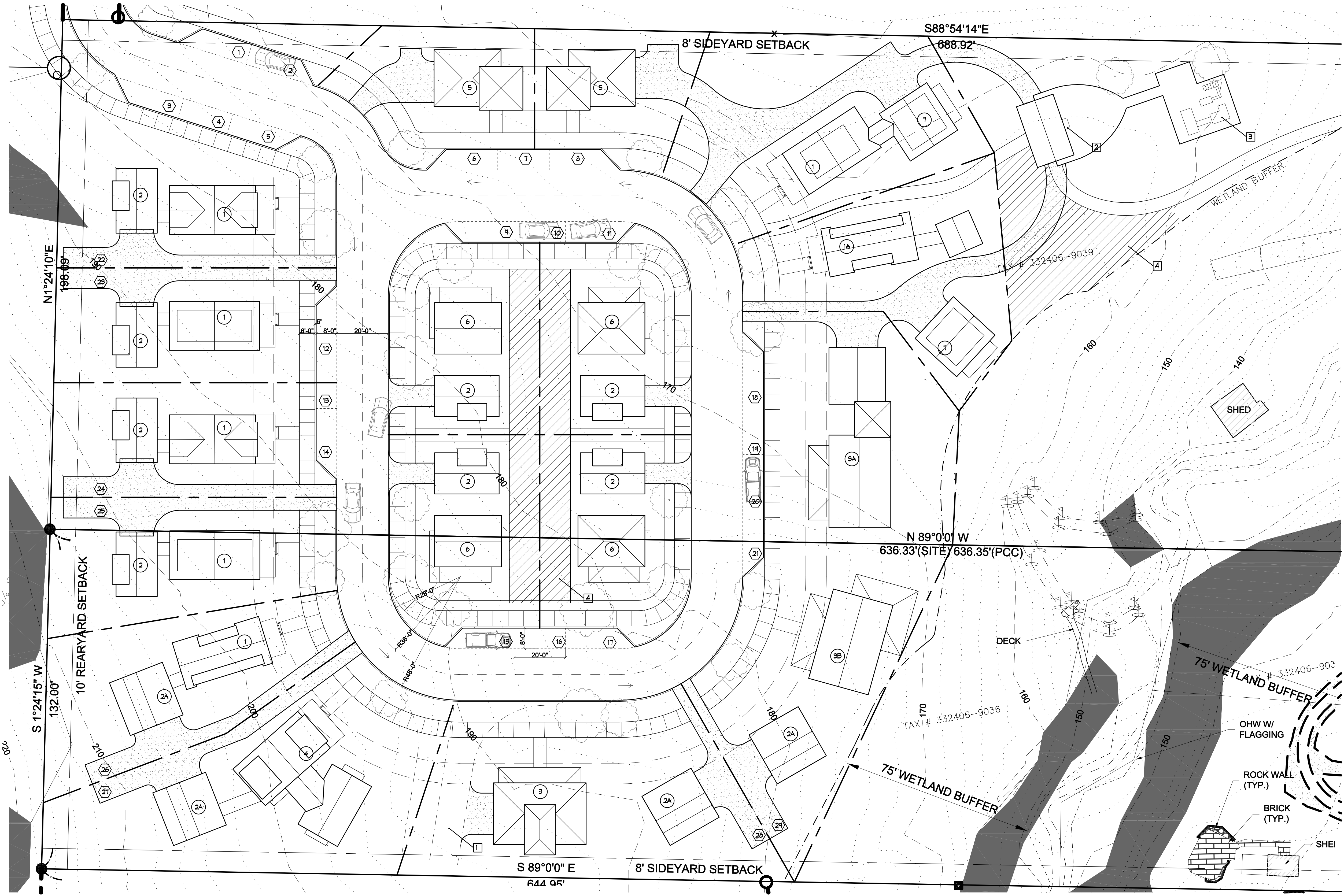
DRAFTED BY: MAJ
DESIGNED BY: MAJ
PROJECT ENGINEER: MAJ
DATE: 07.06.15
PROJECT NO.: 14118

DRAWING: PR1
SHEET: 1 OF 1

Feasibility Meeting #3

April 5, 2016

Conceptual Layout



SITE PLAN

1" = 20'-0"

HOUSE DESIGN

- ① PLHC ALDER SERIES 2 BR
- ② PLHC AZALEA STUDIO + SINGLE CAR GARAGE
- ③ PLHC CHERRY STUDIO + TWO CAR GARAGE
- ④ PLHC CHERRY TWO 3 BR (MSTR ON MAIN)
- ⑤ PLUM TREE COTTAGE 3 BR
- ⑥ PLUM TREE MODIFIED COTTAGE 2 BR
- ⑦ PLHC FOREST STUDIO TWO CAR GARAGE

PROJECT INFORMATION

TAX PARCEL:	332406-9039 332406-9036 SF S
ZONING:	
LOT SIZE:	128,918 SF (NORTH LOT) 84,555 SF (SOUTH LOT)
IMPERVIOUS SURFACE ALLOWED:	40% = 51,567 SF = 33,822 SF
HEIGHT LIMIT:	30'
DENSITY LIMIT: (4.5 DU/ACRE)	20 UNITS TOTAL (3 EXISTING ON PROPERTY)

- SHEET NOTES:
- 1 FUTURE ACCESS ROAD
 - 2 COMMUNITY GATHERING AREA
 - 3 BARK COVERED PLAY AREA
 - 4 STORM WATER RETENTION/PUBLIC OPEN GREEN
 - 5 STREET PARKING: 21

BC
&J

Architecture
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PROJECT NAME

MINE HILL
NEIGHBORHOOD

7164 REGISTERED ARCHITECT

PETER WILLIAM BRACHMIGEL
STATE OF WASHINGTON

MEMBER: AIA
AMERICAN INSTITUTE
OF ARCHITECTS

NATIONAL COUNCIL
OF ARCHITECTURAL
REGISTRATION BOARDS

PROJECT ADDRESS

325 MINE HILL RD SW
ISSAQUAH, WA 98027

SHEET CONTENTS

SITE PLAN

PROJECT NUMBER

1601

DATE

APRIL 27 2016

ISSUE

PHASE

INITIAL SCHEMATIC DESIGN

SHEET NUMBER

A1.0

IF THIS SHEET IS NOT 24" X 36" THEN NOT TO SCALE

Feasibility Meeting #4

August 9, 2016

Conceptual Layout

